003.0	0001	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	915,800 /	915,800
USE VALUE:	915,800 /	915,800
ASSESSED:	915,800 /	915,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28	-30	CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OPPEDISANO FRANK/TRUSTEE
Owner 2:	MARIE OPPEDISANO TRUST
Owner 3:	
Street 1:	4 MEYERS LN
Street 2:	
Twn/City:	BEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	OPPEDISANO CARMEN-MARIE R -
Owner 2:	-
Street 1:	321 OLD BILLERICA ROAD
Twn/City:	BEDFORD
St/Prov:	MA Cntry:
Postal:	01730

NARRATIVE DESCRIPTION

This parcel contains 4,688 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2556 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4688.000	467,300		448,500	915,800
Total Card	0.108	467,300		448,500	915,800
Total Parcel	0.108	467,300		448,500	915,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.29 | /Parcel: 358.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 2320
GIS Ref:
GIS Ref:
Insp Date: 10/14/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0001-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	467,300	0	4,688.	448,500	915,800	915,800	Year End Roll	12/18/2019
2019	104	FV	360,700	0	4,688.	476,500	837,200	837,200	Year End Roll	1/3/2019
2018	104	FV	360,700	0	4,688.	347,600	708,300	708,300	Year End Roll	12/20/2017
2017	104	FV	337,800	0	4,688.	302,700	640,500	640,500	Year End Roll	1/3/2017
2016	104	FV	337,800	0	4,688.	257,900	595,700	595,700	Year End	1/4/2016
2015	104	FV	300,200	0	4,688.	252,300	552,500	552,500	Year End Roll	12/11/2014
2014	104	FV	300,200	0	4,688.	207,400	507,600	507,600	Year End Roll	12/16/2013
2013	104	FV	312,600	0	4,688.	197,300	509,900	509,900		12/13/2012

!231!

PRINT

Date	Time
12/10/20	16:04:37

LAST REV

Date	Time
11/06/17	09:34:43

ekelly

USER DEFINED

Prior Id # 1:	2320
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 231

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OPPEDISANO CARM	69509-298		6/28/2017	Convenience	1	No	No		
	10397-149		11/1/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
4/11/2009	Meas/Inspect	197	PATRIOT
9/20/1999	Meas/Inspect	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4688		Sq. Ft.	Site		0	80.	1.20	1									448,510						448,500	

Total AC/HA: 0.10762 | Total SF/SM: 4688 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 448,510 | Spl Credit | Total: 448,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06079805
Const Adj.:	0.98980200
Adj $ / SQ:	178.497
Other Features:	106000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634923
Depreciation:	167620
Depreciated Total:	467304

COMMENTS

OF=SINK IN BMT. 4-11-2009 INSP=ONLY BMT & FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

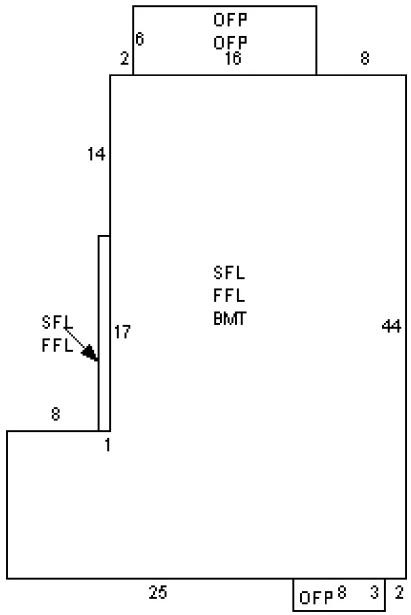
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.50
Special Features:	0	Val/Su Net:	115.87
Final Total:	467300	Val/Su SzAd	182.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,278	178.500	228,119
SFL	Second Floor	1,278	178.500	228,119
BMT	Basement	1,261	53.550	67,525
OFP	Open Porch	216	23.890	5,161

Net Sketched Area:	4,033			Total:	528,924
Size Ad	2556	Gross Are	4033	FinArea	2556

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

003.0-0001-0019.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	